

MOTAVALLI PETER & GERTRUD
861785 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0436-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WASAW COUNTY PROPERTY										PAGE 1 of 1											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		16		WD FR STUC 100		0900		01		3,565		111.5100		139.39		496,925		2005		2008		0		0		0		7.50		92.50		VALUATION BY					STANDARD				
Roof Structur		08		IRREGULAR 100		1		SNGL FAM - 100% - 2022																								Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					459,656				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					29,114				
Interior Floo		11		CLAY TILE 50																												TOTAL LAND VALUE - MARKET					127,500				
Interior Floo		12		HARDWOOD 50																												TOTAL MARKET VALUE					616,270				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					119,727				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					496,543				
Bedrooms				4 100																												TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms				3 100																												BASE TAXABLE VALUE					446,543				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					616,270				
Stories		1.		1. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE					598,073				
Quality		04		Quality Level 04																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																	04				
NEIGHBORHOOD/LOC				4043.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		3,073		100		3,073		396,219																																	
FGR		598		55		329		42,420																																	
FOP		60		30		18		2,321																																	
FOP		184		30		55		7,091																																	
FSP		226		40		90		11,604																																	
TOTALS		4,141				3,565		459,656																																	
EXTRA FEATURES										861785 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH										BLD DATE 03/29/2023 NW LGL DATE																					
																				XF DATE										LAND DATE											
																				INC DATE										AG DATE											
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES											
1		0871		POOL HTR R		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		2005		2005		3		24		480													
2		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		2005		2005		3		89		3,115													
3		0910		SCRN RM L		0 100		0 0		1,107.00		SF		15.00		15.00		100		2005		2005		3		24		3,985													
4		0861		POOL GUNIT		0 100		0 0		527.00		SF		85.00		85.00		100		2005		2005		3		40		17,918													
5		0845		KOOL DECK		0 100		0 0		580.00		SF		7.25		7.25		100		2005		2005		3		86		3,616													